

**City of Eau Claire
Plan Commission Minutes
Meeting of November 20, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Klinkhammer, Larsen, Pederson, Seymour, Radabaugh; Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Ivory, Petrie

The meeting was chaired by Ms. Ebert.

1. **REZONING (Z-1534-13 Amd) – Grandview Heights (previous Keystone Crossing) – Amendment SITE PLAN (SP-1330 Amd) – Site plan changes**

Mr. Tufte presented a request to amend the general development plan for the Grandview Heights located on the north side of Keystone Crossing to allow a change in the general layout of the project with an increase in the number of dwelling units and to approve the site plan for the project. Building #1 on the site plan is under construction at the site and does not change. Building #2 is changed from a 3-story, 26-unit condo to a 4-story, 46-unit condo. Building #3 is changed from a 4-story, 23,094-square feet office to a 3-story, 38,336 square feet office. The locations of Building #2 and #3 are flipped on the site plan. Building #4 is eliminated on the revised site plan. The change in general layout and increase in dwelling units requires the amendment to the general development plan. The revised site plan is the new proposed general development plan for the project.

Patrick Hull, 3320 Davis Drive with Greenpoint Construction, LLC spoke in support of the project.

Mr. Klinkhammer moved to recommend approval of the changes with the conditions noted in the staff report. Mr. Seymour seconded and the motion carried.

2. **REZONING (Z-1615-17) – TR-1A to R-1, 3004 Drier Road**

Mr. Tufte presented a request to rezone property located at 3004 Drier Road from TR-1A to R-1. The property had a single-family home on it that was destroyed by fire. Applicant would like to place a new single-family home on the lot. The Comprehensive Plan identifies the area as being appropriate for low-density residential development.

No one spoke to this agenda item.

Ms. Mitchell moved to recommend approval of the rezoning. Mr. Pederson seconded and the motion carried.

3. **DISCUSSION/DIRECTION**

A. Landmark Designation – 221 Washington Street

Mr. Ivory noted that the Landmarks Commission has been contacted by the owner to make a historic landmark. The home is located at 221 Washington Street.

Ms. Mitchell moved to accept this home for landmark designation and to start the public process. Mr. Klinkhammer seconded and the motion.

B. Meeting Dates

Mr. Tufte noted that City Council has been cancelled for December 25. He noted that Plan Commission may meet on December 18 if staff receives a project that must be on the agenda. He asked the Commission their availability for Tuesday, January 2. All members were available to meet on January 2.

C. Code Compliance Items

Ms. Ebert noted car parking on the grass on Eddy Lane. Mr. Tufte will speak with the code enforcement officer.

D. Future Agenda Items

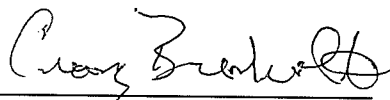
None.

E. Additions or Corrections to Minutes

None.

4. **MINUTES**

The minutes of the meeting of November 6, 2017 were approved.



Craig Brenholt, Secretary